

32/7-29 Little Palmerston Street, Carlton Vic 3053



3 Bed 1 Bath 1 Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

22/04/2023 - 21/04/2024: \$374,000

Comparable Properties



27/86 Queens Parade, Fitzroy North 3068 (REI)

3 Bed 2 Bath 1 Car

Price: \$900,000

Method: Private Sale

Date: 18/03/2024

Property Type: Apartment

Agent Comments: Comparable SQM Superior attributes as has additional bathroom Inferior as no outdoor space

Comparable internal condition



9/361 Royal Parade, Parkville 3052 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$900,000

Method: Sold Before Auction

Date: 14/12/2023

Property Type: Apartment

Agent Comments: Superior as offers two parking spaces

Comparable SQM Comparable internal condition Inferior

no private outdoor space



1/283 Royal Parade, Parkville 3052 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$870,000

Method: Private Sale

Date: 01/11/2023

Property Type: Unit

Agent Comments: Comparable attributes Inferior condition Inferior no outdoor space

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

32/7-29 Little Palmerston Street, Carlton Vic 3053
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price \$374,000 Unit x Suburb Carlton

Period - From 22/04/2023 to 21/04/2024 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
27/86 Queens Parade, FITZROY NORTH 3068	\$900,000	18/03/2024
9/361 Royal Parade, PARKVILLE 3052	\$900,000	14/12/2023
1/283 Royal Parade, PARKVILLE 3052	\$870,000	01/11/2023

This Statement of Information was prepared on:

22/04/2024 10:54